

**Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
December 21, 2016**

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on December 9, 2016, in the following manner:

- a. The electronic sign;
- b. The Official Bulletin Board; and
- c. The official Town of Camden Web Site.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Mark Girty, and Commissioner Michael Thomas Wanstall.

Members absent: Commissioner Michael Johnson and Commissioner Vicki Rhodes.

Staff Attending: Town Clerk Jamie Fenske, Building Inspector/Code Enforcer Harold Scott, and Town Manager Aaron Chaffinch.

MINUTES

Motion made by Commissioner Girty, seconded by Commissioner Wanstall to approve the minutes as written from the September 21, 2016 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Annexation 4912 S Dupont Hwy – 7-00-103.00-01-61.00-000

Mr. Amir Shoukrey, owner of the property at 4912 S Dupont Hwy explained that he would like to annex into the Town of Camden. He would like to have a used car dealership at this location and bring business to the Town of Camden. He thanked the staff and Commissioners for their support in his endeavors.

A motion was made by Commissioner Girty, seconded by Commissioner Wanstall to recommend Mayor and Council to accept the petition to annex 4912 S Dupont Hwy, 7-00-103.00-01-61.00-000 into the Town of Camden incorporated limits as a C-2, highway commercial zoning. All in favor; none opposed.

***Town of Camden
Wednesday, December 21, 2016***

Regular Meeting Minutes

Comprehensive Plan Amendment to rezone parcels 7-02-094.14-01-14.00-000, 7-02-094.14-01-15.00-000, and 7-02-094.00-01-03.00-000 from R-2 to C-2.

Mr. Jack Kling – Remax, represented Dave & Nathan Sipple. Mr. Kling explained that 2 of the parcels are currently being used as commercial and the largest parcel in the back would eventually be an industrial park. He explained the highway commercial zoning would go along with the current area and bring the properties to compliance.

Chairwoman Gray questioned where the driveway would be to get to the back property.

Mr. Kling explained that they will work with DelDot and put the right of way where DelDot would like it and make sure that it is up to DelDot standards.

Mr. Kling added that the back 14 acre parcel will remain its own parcel and the front 2 parcels will join to become one parcel.

Chairwoman Gray opened the floor for public comment.

There was no public comment.

A motion was made by Commissioner Girty, seconded by Commissioner Wanstall, to make a recommendation to Mayor and Council to accept the application to rezone parcels 7-02-094.14-01-14.00-000, 7-02-094.14-01-15.00-000, and 7-02-094.00-01-03.00-000 from R-2 to C-2 and to begin the Comprehensive Amendment process. Roll call:

Commissioner Wanstall – yes

Commissioner Girty – yes

Chairwoman Gray – yes

All in favor; motion carries.

ADJOURNMENT

At 7:12 p.m. a motion was made by Commissioner Girty, seconded by Commissioner Wanstall to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Jamie Fenske, Town Clerk